

Doug Swan verified RTA with Arnold Jablon 1 year ago. 175
JCD verified with Doug 8/6/86 R. Lowery

PETITION FOR SPECIAL EXCEPTION

87-239-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Boarding Home for Retired Persons
(Utilizing Existing Principal Building - RTA Requirement not applicable.)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Linda R. Lloyd
(Type or Print Name)
Signature: *Linda R. Lloyd*
Address: 6601 Frederick Road
City and State: Catonville, Md. 21228
Attorney for Petitioner: 6601 Frederick Road
(Type or Print Name) Address Phone No. 744-1111
Signature: *Arnold Jablon*
City and State: Catonville, Md. 21228
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Linda R. Lloyd
Name: 744-9119
City and State: 744-1111
Attorney's Telephone No.: 6601 Frederick Rd.
Catonville, Md 21228 Phone No. 744-1111

MAP SW 3E
2A
E.D. 1
DATE 6/3/87
200
1000
OF

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of December, 1986, at 10:45 o'clock

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date December 30, 1986
By Linda R. Lloyd

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
S/S of Frederick Road between * ZONING COMMISSIONER
Enjay and Shady Nook Avenues *
(6601 Frederick Road) - * OF BALTIMORE COUNTY
1st Election District *
Linda R. Lloyd, * Case No. 87-239-X
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner requests a special exception for a boarding house as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Ron Bremer and Christian Schaper, area residents, appeared and testified, not in opposition but to seek clarification of the request. Other area residents also appeared.

Testimony indicated that the subject property, zoned D.R.10.5 and containing approximately one acre, is located on Frederick Road between Shady Nook and Enjay Avenues. It is presently improved with a two-story building used as a residence; however, from 1936 to 1984, the property had been used as a funeral home. The Petitioner now proposes to operate a boarding house for up to 16 retired persons. The renters would all be ambulatory and independent. Meals would be provided. The Petitioner would reside on the site and would employ a housekeeper, cook, and two domestic employees. No medical care would be provided. The proposed use would provide a convenient residence for those senior citizens who want companionship with those of similar age and interests, who do not want to live alone. All would be free to come and go; no contracts would be entered into except for the month to month rental agreement. No exterior renovations would be made.

The community does not object and welcomes the proposed use.

The Petitioner seeks relief from Section 1801.1.C.1, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of December, 1986, that the Petition for Special Exception for a boarding house be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner shall be limited to providing rooms for up to 16 ambulatory retired citizens over the age of 55.
2. The Petitioner may provide services during the day for up to five other retired citizens over the age of 55, in addition to those 16 tenants referred to in Restriction 1.
3. The Baltimore County Department of Aging and the Baltimore County Department of Health shall inspect the site at least once a year to ensure compliance with their operating standards or regulations, and copies of their inspection reports shall be submitted to the Zoning Commissioner for review.

Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl

cc: Ms. Linda R. Lloyd

Mr. Ron Bremer

Mr. Christian Schaper

People's Counsel

ORDER RECEIVED FOR FILING
Date December 30, 1986
By Linda R. Lloyd

- 3 -

It is clear that the BCZR permits the use requested by the Petitioner in a D.R.10.5 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

- 2 -

ORDER RECEIVED FOR FILING
Date December 30, 1986
By Linda R. Lloyd

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 15, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Zoning Item # 175 Zoning Advisory Committee Meeting of 11-18-86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until _____
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
{ } shall not be acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others facility is to be used only as a boarding home - not a commercial or other care will be allowed without proper certification.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 26, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-239-X

This office is supportive of the proposed use here. The site should be reviewed in the context of the revitalization plan in effect for this area; the petitioner may contact the Division of Community Planning to review such plans.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
NOV 29 1986

ZONING OFFICE

CPS-008

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of November, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Linda R. Lloyd
Petitioner's Attorney
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



Maryland Department of Transportation

State Highway Administration

RECEIVED
NOV 25 1986

ZONING OFFICE

November 20, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Baltimore County
Item # 175
Property Owner: Linda
R. Lloyd
Location: S/S Frederick Rd.
(Maryland Route 144)
between Enjay and Shady
Nook Avenue
Existing Zoning: D.R.
10.5
Proposed Zoning: Special
Exception for a boarding
house for retired
persons (RTH requirement
not applicable)
Area: .965 acres
District: 1st

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal of 10/3/86 for Special
Exception, the State Highway Administration finds the sub-
mittal generally acceptable, with all vehicular access to
the site by way of Shady Nook Avenue.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

87-239-K

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

NOVEMBER 19, 1986

Re: Zoning Advisory Meeting of NOVEMBER 18, 1986
Item # 175
Property Owner: LINDA R. LLOYD
Location: S/S FREDERICK RD. BETWEEN
ENJAY & SHADY NOOK AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be
forward by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- ☐ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board
on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by
B111 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- ☐ The property is located in a traffic area controlled by a "D" level
intersection as defined by B111 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



copy moving
Linda R. Lloyd
175

77-950
ED. G. K. K.

RECEIVED
NOV 5 1986

ZONING OFFICE

Linda R. Lloyd
6601 Frederick Road
Catonsville, Md. 21228
October 31, 1986

Mr. Arnold Jablon,
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. Jablon:

Please excuse the urgency of a Registered Letter, but that
is just what this has become.

Last September I was assured by Dave Billingsly of Hudkins
Associates that our Petition for Special Exception for a
Boarding Home for Retired Persons was filed and that a
hearing date was set for 3 P.M., October 29th.

Needless to say this has never happened. The petition was
never filed. I do not know nor do I want to put blame any-
where, but cancellations had to be made in the last minute
with people who planned to attend the hearing along with the
contractor and workmen who were scheduled to begin alterations
immediately after the hearing.

The Social Worker had to inform people that they could not
check in as they had planned in order to avoid a winter move,
as it is difficult for elderly people to move during winter
months.

For this reason and the fact that we have waited in line since
September, that we are now begging the department to grant us
an immediate hearing.

My telephone number is 747-9119. Please feel free to call
any time for any information you may require.

Sincerely,

Linda R. Lloyd



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 2, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 175 Zoning Advisory Committee Meeting are as follows:

Property Owner: Linda R. Lloyd
Location: S/S Frederick Road, between Enjay and Shady Nook Avenue
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-71 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except B-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall within 3'-0" of an interior lot line. See Section 312 of the Building Code.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
County Building Code.

(7) The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.

(8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the Maryland Architectural or
Engineer's Seal. See Section 312 of the Building Code.

(9) Please note Table 501 as some of these uses are prohibited or restricted in wood
type of Section 516.0 of the Building Code as adopted by Bill #17-85. Please note the attached
variance above sea level for the lot and the finished floor levels including basement.

(10) Comments See Section 307.2, 309.3, 307.3 as one of these will be used to classify
of the structure as to its use. Additional information as to the physical being
Section 301. Provide compliance to the State Handicapped Code.

(11) Three observed comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

SPECIAL NOTE: (12) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the Maryland Architectural or
Engineer's Seal. See Section 312 of the Building Code.

(13) Please note Table 501 as some of these uses are prohibited or restricted in wood
type of Section 516.0 of the Building Code as adopted by Bill #17-85. Please note the attached
variance above sea level for the lot and the finished floor levels including basement.

(14) Comments See Section 307.2, 309.3, 307.3 as one of these will be used to classify
of the structure as to its use. Additional information as to the physical being
Section 301. Provide compliance to the State Handicapped Code.

(15) Three observed comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

(16) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the Maryland Architectural or
Engineer's Seal. See Section 312 of the Building Code.

(17) Please note Table 501 as some of these uses are prohibited or restricted in wood
type of Section 516.0 of the Building Code as adopted by Bill #17-85. Please note the attached
variance above sea level for the lot and the finished floor levels including basement.

(18) Comments See Section 307.2, 309.3, 307.3 as one of these will be used to classify
of the structure as to its use. Additional information as to the physical being
Section 301. Provide compliance to the State Handicapped Code.

(19) Three observed comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

(20) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the Maryland Architectural or
Engineer's Seal. See Section 312 of the Building Code.

(21) Please note Table 501 as some of these uses are prohibited or restricted in wood
type of Section 516.0 of the Building Code as adopted by Bill #17-85. Please note the attached
variance above sea level for the lot and the finished floor levels including basement.

(22) Comments See Section 307.2, 309.3, 307.3 as one of these will be used to classify
of the structure as to its use. Additional information as to the physical being
Section 301. Provide compliance to the State Handicapped Code.

(23) Three observed comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

(24) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the Maryland Architectural or
Engineer's Seal. See Section 312 of the Building Code.

(25) Please note Table 501 as some of these uses are prohibited or restricted in wood
type of Section 516.0 of the Building Code as adopted by Bill #17-85. Please note the attached
variance above sea level for the lot and the finished floor levels including basement.

(26) Comments See Section 307.2, 309.3, 307.3 as one of these will be used to classify
of the structure as to its use. Additional information as to the physical being
Section 301. Provide compliance to the State Handicapped Code.

(27) Three observed comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Linda R. Lloyd

Location: S/S Frederick Rd., between Enjay and Shady Nook Avenue

Item No.: 175

Zoning Agenda: Meeting of 11/18/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

RECEIVED
DEC 19 1986

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 175, Zoning Advisory Committee Meeting of 11-18-86

Property Owner: *Linda R. Lloyd*

Location: *S/S Frederick Rd.* District *1*

Water Supply *metro* Sewage Disposal *metro*

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or
installation of equipment for any existing or proposed food service facility,
complete plans and specifications must be submitted to the Plans Review
Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should
contact the Division of Air Pollution Control, 494-3775, to obtain require-
ments for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required
for such items as spray paint processes, underground gasoline storage tank/s
(5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required
for any charbroiler operation which has a total cooking surface area of five
(5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to exist-
ing or construction of new health care facilities, complete plans and
specifications of the building, food service area and type of equipment to
be used for the food service operation must be submitted to the Plans Review
and Approval Section, Division of Engineering and Maintenance, State Department
of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage
facilities or other amusements pertaining to health and safety; two (2)
copies of plans and specifications must be submitted to the Baltimore County
Department of Health for review and approval. For more complete information,
contact the Recreational Hygiene Section, Division of Environmental Support
Services.

() Prior to approval for a nursery school, owner or applicant must comply with
all Baltimore County regulations. For more complete information, contact
the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

WWQ 1 4/86

87-239-K Rec'd 12-22-86

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo

Chairman

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial
Development

Ms. Linda R. Lloyd
6601 Frederick Road
Catonsville, Maryland 21228

RE: Item No. 175 - Case No. 87-239-X
Petitioner: Linda R. Lloyd
Petition for Special Exception

Dear Ms. Lloyd:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above-referenced petition. The following
comments are not intended to indicate the appropriateness of
the zoning action requested, but to assure that all parties
are made aware of plans or problems with regard to the
development plans that may have a bearing on this case. The
Director of Planning may file a written report with the
Zoning Commissioner with recommendations as to the suit-
ability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on
your petition. If similar comments from the remaining
members are received, I will forward them to you. Otherwise,
any comment that is not informative will be placed in the
hearing file. This petition was accepted for filing on the
date of the enclosed filing certificate and a hearing
scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Hudkins Associates, Inc.
5485 Harpers Farm Road, Suite 231
Columbia, Maryland 21044

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects

200 EAST JUPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

September 4, 1986

DESCRIPTION FOR SPECIAL EXCEPTION 6601 FREDERICK ROAD:

Beginning for the same at the point formed by the intersection of
the south side of Frederick Road (66 feet wide) with the east side of Shady Nook
Avenue (50 feet wide) thence South 11 degrees 28 minutes 00 seconds East 219.00
feet thence North 73 degrees 59 minutes 00 seconds East 98.35 feet thence North
74 degrees 36 minutes 10 seconds East 98.07 feet thence North 13 degrees 56 minutes
20 seconds West 219.52 feet thence South 73 degrees 59 minutes 00 seconds West
187.00 feet to the place of beginning.



Malcolm F. Hudkins
Registered Surveyor #5995

S/S Fred Rd
Enjay + Shady Nook Ave

PETITION FOR SPECIAL EXCEPTION

1st Election District

Case No. 87-239-X

LOCATION: South Side of Frederick Road Between Enjay and Shady Nook Avenue (6601 Frederick Road)

DATE AND TIME: Monday, December 22, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Boarding Home for Retired Persons (Utilizing Existing Principal Building - RTA Requirement Not Applicable)

Being the property of Linda R. Lloyd, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of Frederick Rd. between Enjay & Shady Nook Ave. (6601 Frederick Rd.), 1st District : OF BALTIMORE COUNTY
LINDA R. LLOYD, Petitioner : Case No. 87-239-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Linda R. Lloyd, 6601 Frederick Road, Catonsville, MD 21228, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Ms. Linda R. Lloyd
6601 Frederick Road
Catonsville, Maryland 21228

November 14, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Frederick Rd. between Enjay and Shady Nook Ave. (6601 Frederick Rd.)
1st Election District
Linda R. Lloyd - Petitioner
Case No. 87-239-X

TIME: 10:45 a.m.

DATE: Monday, December 22, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025650

DATE 11/3/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Linda R. Lloyd

FOR SE. # 175

B 0140*****1000013 F066F

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JARLON
ZONING COMMISSIONER

December 17, 1986

Ms. Linda R. Lloyd
6601 Frederick Road
Catonsville, Maryland 21228

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Frederick Rd. between Enjay and Shady Nook Ave. (6601 Frederick Rd.)
1st Election District
Linda R. Lloyd - Petitioner
Case No. 87-239-X

Dear Ms. Lloyd:

This is to advise you that \$77.45 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025761

DATE 12-29-86 ACCOUNT R-01-615-000

AMOUNT \$ 77.45

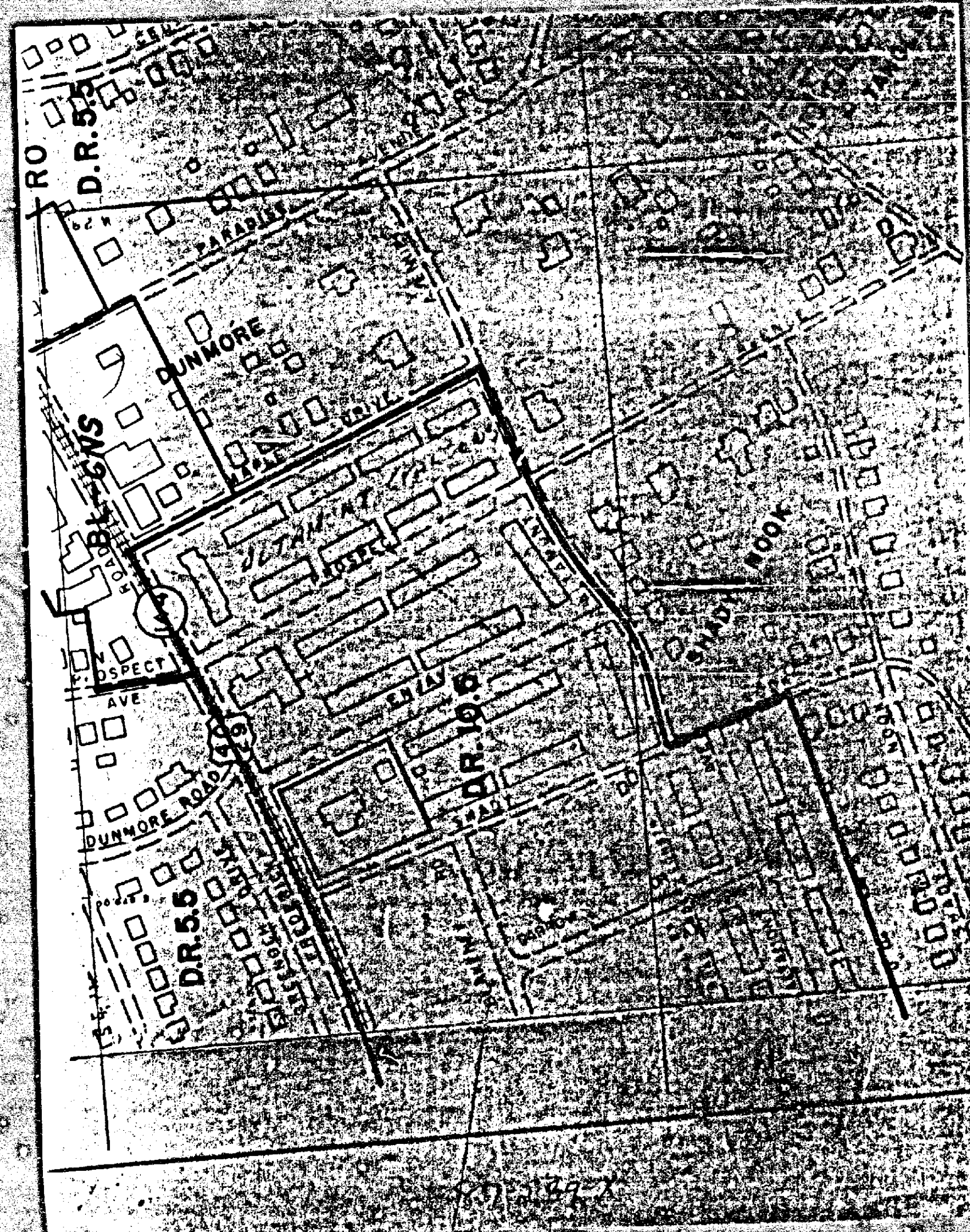
RECEIVED FROM Ms. Linda R. Lloyd

FOR Advertising and Posting 87-239-X

B 0053*****77451 F298F

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ing, Towson, Maryland



"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., December 4, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 4, 1986.

THE JEFFERSONIAN,

Susan Stuedemann
Publisher

Cost of Advertising

27.50

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-239-X

District 1st Date of Posting 12-1-86

Posted for: Special Exception

Petitioner: Linda R. Lloyd

Location of property: S/S of Frederick Rd. between Enjay and Shady Nook Ave. (6601 Frederick Ave.)

Location of Sign: Sign on S.E. corner of Frederick Road and Shady Nook Ave. and sign on S.W. corner of Frederick Ave. and Shady Nook Ave.

Remarks:

Posted by: *A. J. Jarlon* Date of return: 12-5-86

Number of Signs: 2

Office of
PATUXENT
Publishing Corp.

10750 Line Pasture Hwy.
Columbia, MD 21044

December 17 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL HEARING

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 6 day of December 1986, that is to say, the same was inserted in the issues of

December 4, 1986

PATUXENT PUBLISHING CORP.

By *A. J. Jarlon*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

VS.

CERTIFICATE OF PUBLICATION OF

10/31/86

Mr. Richards:

As per our conversation Friday, Oct. 31, enclosed please find check for \$100 for the filing for Special Exception, 6601 Frederick Road, Catonsville

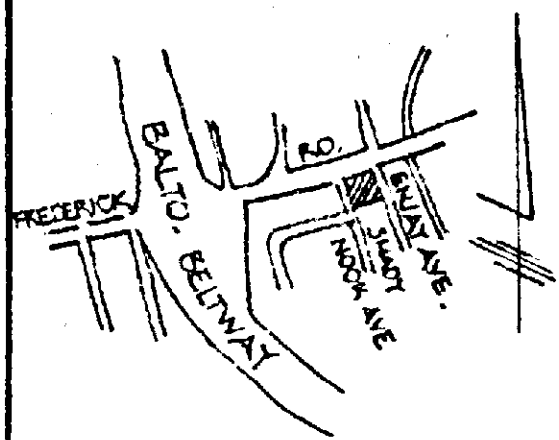
Linda R. Lloyd
747-9119

175

Notify J.D. as soon as folder is made up.

possible E.H.

ucr



LOCATION PLAN
SCALE 1" = 1200'

NOTES:

1. ZONING - DR 10.5
2. AREA - 0.965 AC. ±
3. PARKING DATA
SPACES PROVIDED = 5 PLUS 3
INSIDE EXIST. GARAGE = 8
8 SPACES PROVIDED ALLOWS
OCCUPANCY OF 40 PERSONS
4. PREVIOUS USE -
FUNERAL HOME

LANDSCAPING REQUIREMENTS
NO. PARKING SPACES 5 @ 1 TREE/12 SP = 1 TREE
FRONTAGE 625.52' / 40 = 16 TREES
TOTAL REQ = 16 TREES (SHOWN THUS ⊙)

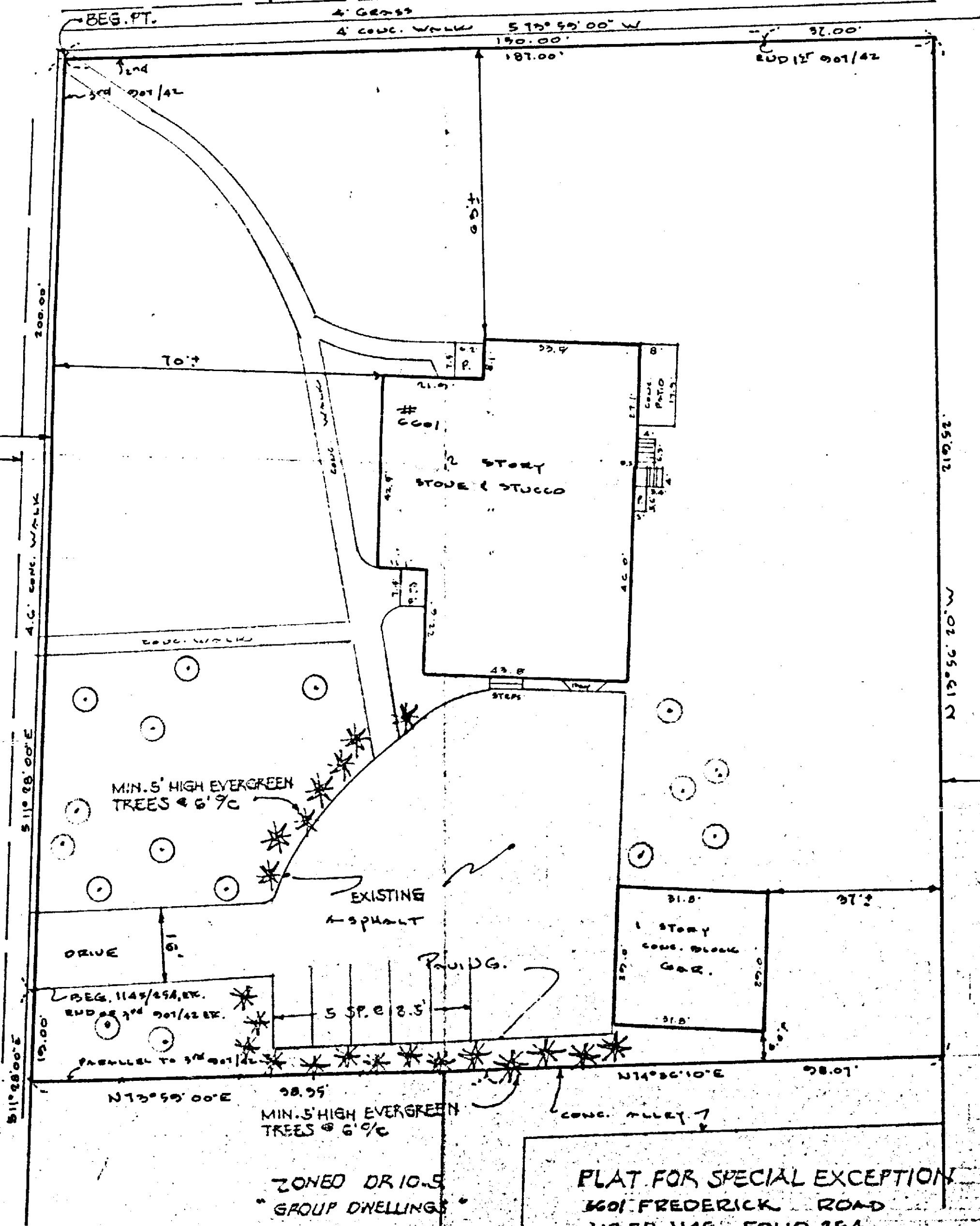
ZONED DR 3.5

FREDERICK ROAD
(MD. ST. ROUTE 144)
66' R/W

SHADY NOOK AVE

ENJAY AVE

ZONED DR 10.5



Walter Park
HUDKINS ASSOCIATES, INC.
SUITE 231, JOSEPH SQUARE
5485 HARPERS FARM ROAD
COLUMBIA, MD 21046

ZONED DR 10.5
"GROUP DWELLINGS"

PLAT FOR SPECIAL EXCEPTION

3601 FREDERICK ROAD
LIBED 1149 FOLIO 254
1ST ELECTION DIST. BALTIMORE CO MD
SCALE 1" = 20' OCT. 3, 1989

175
87-239-X

6627